



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 10**

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OFFICE OF  
ENVIRONMENTAL CLEANUP

24 September 2014

J. H. Baxter & Co.  
c/o Georgia Baxter Krause, President  
1700 S. El Camino Real  
San Mateo, California 94402

Altino Properties, Inc.  
c/o Alex Cugini, Jr. President  
P.O. Box 359  
Renton, Washington 98057

**Re: Comments on Draft Final Feasibility Study  
Administrative Settlement Agreement and Order on Consent for Remedial  
Investigation and Feasibility Study  
Quendall Terminals Superfund Site, Renton, Washington  
Docket No.: CERCLA-10-2006-0325**

Dear Ms Krause and Mr. Cugini:

The U.S. Environmental Protection Agency (EPA) has completed its review of the draft final Quendall Terminals Superfund Site Feasibility Study (FS), dated October 14, 2013<sup>1</sup>, submitted by Altino Properties, Inc. and J.H. Baxter & Co. (Respondents). This document was submitted in accordance with the Administrative Settlement Agreement and Order on Consent for Remedial Investigation/Feasibility Study (AOC) between EPA and Respondents for the Quendall Terminals Superfund Site located in Renton, Washington ("Quendall Site" or "Site").

In accordance with Paragraph 42 of the AOC, the EPA (1) approves Sections 1-6 contingent upon resubmittal of the FS with changes to the text as directed by EPA in Attachments 1 - 3; and (2) disapproves the Executive Summary, Sections 7, and Section 8, and directs the Respondents to submit a revised FS that incorporates the changes directed by EPA in Attachments 4, 5, and 6. Consistent with Section X of the AOC, EPA directs Respondent to resubmit a revised FS<sup>2</sup> within 60 days of your receipt of this letter.

The directed changes to the text in Sections 1-3 and 5 are identified in the attached chart labeled as Attachment 1. In addition, Attachment 1 includes general comments. The directed changes to Sections 4 and 6 are identified Attachments 2 and 3, respectively. The directed changes for the Executive Summary, Sections 7, and Section 8 are presented in Attachments 4, 5, and 6.

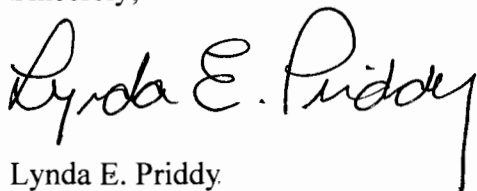
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<sup>1</sup> The draft final FS is a resubmission of the draft FS.

<sup>2</sup> EPA has not expended the resources to technically edit the attachments and expects Respondents to technically edit the revised FS prior to its resubmittal. To the extent that such an editing effort results in changes to the directed text, EPA directs Respondents to provide a track change version of the revised FS as well a clean version of the FS in hard copy as well as word and pdf formats.

As you know, I will be unavailable between September 24 and October 17, 2014. After the 17<sup>th</sup>, feel free to contact me with any questions regarding this letter and EPA's approval/disapproval. I have also scheduled a meeting from 1:00 pm to 4:00 pm on October 21, 2014 at EPA's office to discuss this letter and EPA's approval/disapproval. Prior to the 17<sup>th</sup> of October, feel free to contact Ted Yackulic, Assistant Regional Counsel, at (206) 553-1218 or [yackulic.ted@epa.gov](mailto:yackulic.ted@epa.gov). EPA looks forward to a timely and revised submittal of the FS that comports with the directives of this letter.

Sincerely,

A handwritten signature in black ink that reads "Lynda E. Priddy". The signature is fluid and cursive, with the first name "Lynda" being more prominent than the last name "Priddy".

Lynda E. Priddy  
Remedial Project Manager

Attachments

cc:

Lynn Manolopoulos, Esq. Davis Wright Tremaine  
James Hanken, Esq., WPBLAW  
Rue Ann Thomas, Baxter Wood Preserving  
Timothy Flynn, Aspect  
Susan Moore, CH2MHill  
Robert Wolotira, NOAA  
Patrick McGraner, Ecology  
Glen St. Amant, Muckleshoot Tribe  
Timothy Goodman, WDNR  
Stewart Reinhold, WF&W  
Jessica Winter, NOAA